

LEGAL DESCRIPTION: (HILLS OF KINGS WOOD, L.P. tract)

THAT certain tract of land situated in the J. W. RAGLAND SURVEY, ABSTRACT NUMBER 1092, in the City of Frisco, Denton County, Texas, being a part of the 114.679 acres of land described in Special Warranty Deed from HUNTINGTON INVESTMENT, INC., a Texas corporation, to HILLS OF KINGS WOOD, L.P., a Texas corporation, as filed for record under Clerk's File No. 2006-7132, and a part of the 203.000 acres of land described in PARCEL B of the land described in Special Warranty Deed from HUNTINGTON INVESTMENT, INC., a Texas corporation, to HKW LAND HOLDINGS, L.P., a Texas corporation, as filed for record under Clerk's File No. 2006-7133, all of the Land Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCE at a 1/2" iron rebar found for corner at the southeast corner of said PARCEL B, said corner also being the approximate location of the southeast corner of the said J. W. RAGLAND SURVEY, said corner also being the southwest corner the tract of land described in Special Warranty Deed to LEWISVILLE INDEPENDENT SCHOOL DISTRICT, as filed for record in Volume 892, Page 933 of the Land Records of Denton county, Texas;

THENCE N01°24'38"E, along the east boundary of said PARCEL B, the approximate east line of said J. W. RAGLAND SURVEY and the west boundary of said LEWISVILLE INDEPENDENT SCHOOL DISTRICT tract, at 1013.88 feet pass the northwest corner of said LEWISVILLE INDEPENDENT SCHOOL DISTRICT tract and the southwest corner of the tract of land described in Special Warranty Deed to STEWART CREEK APARTMENT, LTD., as filed for record under Clerk's File No. 98-R0021801, of the Land Records of Denton County, Texas, continuing for a total distance of 2124.46 feet to a 1/2" capped iron rebar (JONES-BOYD) found for corner at the northerly most southeast corner of said HILLS OF KINGS WOOD, L.P. tract and the POINT OF BEGINNING of the hereinafter described parcel of land:

THENCE S27°05'38"W, along the southeasterly boundary of said HILLS OF KINGS WOOD, L.P. tract, a distance of 1222.59' feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner at the southeast corner of said HILLS OF KINGS WOOD, L.P. tract;

THENCE N62°54'22"W, a distance of 739.80 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N19°06'17"W, a distance of 134.40 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE S85°36'54"W, a distance of 650.53 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N05°56'35"W, a distance of 124.62 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set at a point on the arc of a curve having a radius of 140.50 feet, a central angle of 44°48'13", a chord bearing of S28°26'03"W, and a chord distance of 107.09 feet;

THENCE along the arc of said curve to the left, a distance of 109.87 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE S88°02'38"W, a distance of 63.39 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N01°57'22"W, a distance of 45.41 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set at the point of curvature of a curve having a radius of 55.50 feet, a central angle of 96°36'24", a chord bearing of N50°15'34"W, and a chord distance of 82.88 feet;

THENCE along the arc of said curve to the left, a distance of 93.58 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE S81°26'14"W, a distance of 16.05 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N08°33'46"W, a distance of 65.00 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner set at a point on the arc of a curve having a radius of 215.50 feet, a central angle of 2°40'11", a chord bearing of N72°05'28"E, and a chord distance of 10.04 feet;

THENCE along the arc of said curve to the left, a distance of 10.04 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N47°01'24"W, a distance of 527.94 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N53°16'59"W, a distance of 60.75 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set at a point on the arc of a curve having a radius of 1320.00 feet, a central angle of 1°11'44", a chord bearing of N36°07'09"W, and a chord distance of 27.54 feet;

THENCE along the arc of said curve to the left, a distance of 27.54 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set at the point of reverse curvature and the beginning of a curve having a radius of 280.00 feet, a central angle of 11°08'12", a chord bearing of N41°05'23"E, and a chord distance of 54.34 feet;

THENCE along the arc of said curve to the right, a distance of 54.42 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N43°20'31"W, a distance of 249.40 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set at a point on the arc of a curve having a radius of 1080.00 feet, a central angle of 1°06'10", a chord bearing of S31°35'33"W, and a chord distance of 20.79 feet;

THENCE along the arc of said curve to the right, a distance of 20.79 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N47°46'29"W, a distance of 254.99 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N59°13'43"W, a distance of 60.00 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set at a point on the arc of a curve having a radius of 610.00 feet, a central angle of 5°18'15", a chord bearing of N33°25'25"E, and a chord distance of 56.45 feet;

THENCE along the arc of said curve to the right, a distance of 56.47 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N40°08'59"W, a distance of 297.15 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N56°46'38"E, a distance of 17.01 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N28°31'20"W, a distance of 19.67 feet to a 1/2" capped iron rebar (JONES-BOYD) found for corner;

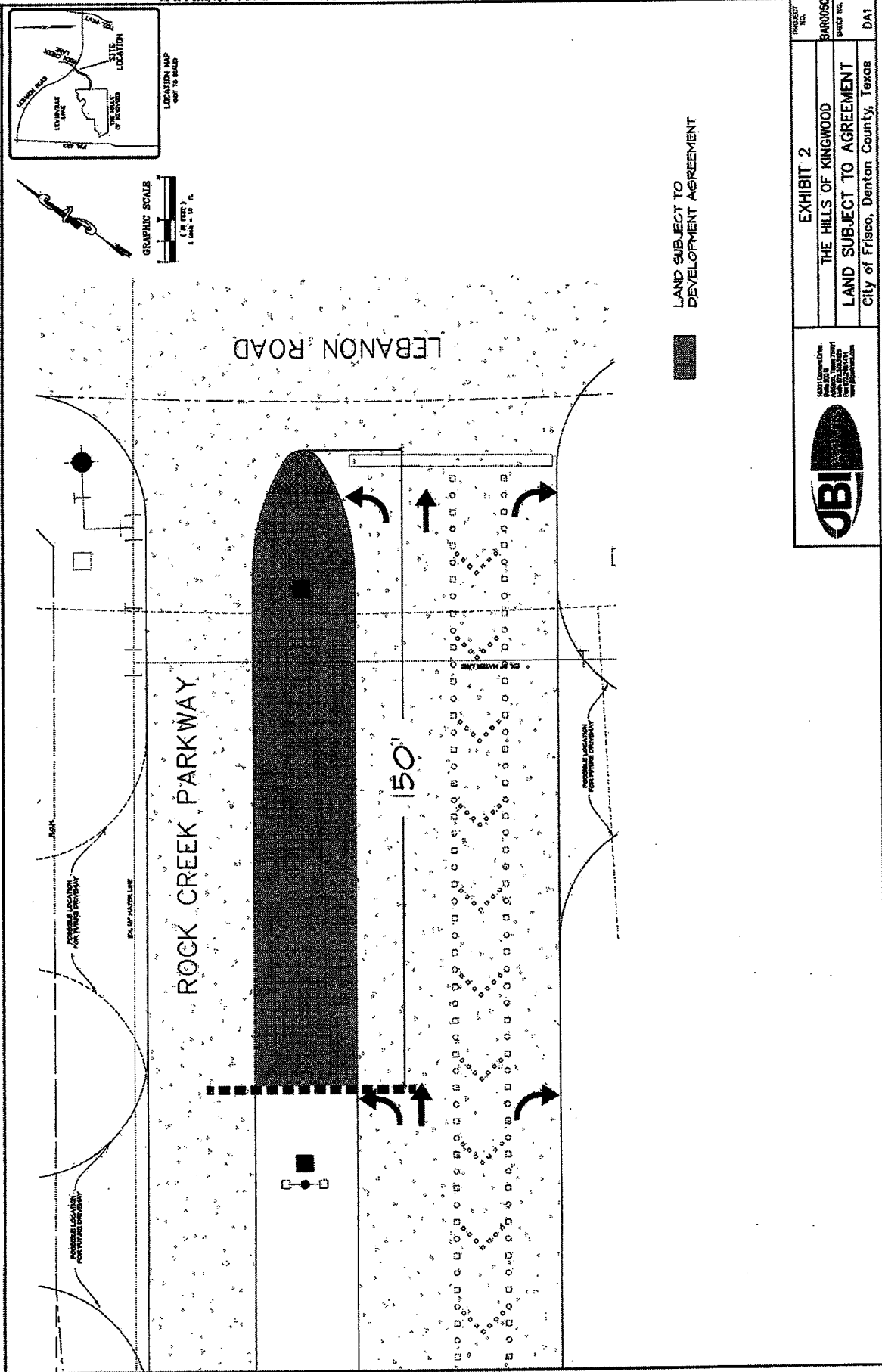
THENCE N01°00'20"W, a distance of 105.47 feet to a 1/2" capped iron rebar (JONES-BOYD) found for corner at the northerly most corner common to said HILLS OF KINGS WOOD, L.P. tract and said PARCEL B;

THENCE in an easterly direction, along the north boundary of said HILLS OF KINGS WOOD, L.P. tract, the following fifteen (15) courses:

- 1.) N69°44'40"E, a distance of 71.12 feet to a concrete monument with 3-3/8" brass disc stamped G617-4 found for corner;
 - 2.) N46°52'00"E, a distance of 219.40 feet to a 1/2" iron rebar found for corner;
 - 3.) N75°30'30"E, a distance of 405.16 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
 - 4.) S86°40'20"E, a distance of 433.90 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
 - 5.) S20°07'10"E, a distance of 186.90 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
 - 6.) S74°25'50"E, a distance of 247.80 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
 - 7.) S41°06'20"E, a distance of 196.70 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
 - 8.) N85°46'10"E, a distance of 318.70 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
 - 9.) N29°06'30"E, a distance of 295.70 feet to a concrete monument with 3-3/8" brass disc stamped G617-12 found for corner;
 - 10.) N47°11'10"W, a distance of 493.40 feet to a concrete monument with 3-3/8" brass disc stamped G617-13 found for corner;
 - 11.) N63°25'10"E, a distance of 358.20 feet to a concrete monument with 3-3/8" brass disc stamped G617-14 found for corner;
 - 12.) N27°52'10"E, a distance of 174.30 feet to a concrete monument with 3-3/8" brass disc stamped G617-15 found for corner;
 - 13.) S88°56'20"E, a distance of 712.10 feet to a concrete monument with 3-3/8" brass disc stamped G617-16 found for corner;
 - 14.) N48°48'10"E, a distance of 248.90 feet to a concrete monument with 3-3/8" brass disc stamped G617-17 found for corner;
 - 15.) S78°05'02"E, a distance of 227.76 feet
- to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner at the northeast corner of said HILLS OF KINGS WOOD, L.P. tract;

THENCE S00°53'25"W, along the east boundary of said HILLS OF KINGS WOOD, L.P. tract, at 462.18 pass the northwest corner of the tract of land described in Correction General Warranty Deed to COLONY 275 JOINT VENTURE, as filed for record under Clerk's File No. 2004-18108, of the Land Records of Denton County, Texas, and continuing for a total distance of a distance of 1295.90 feet to a 2" iron pipe found for corner at the southwest corner of said COLONY 275 JOINT VENTURE, and the northwest corner of said STEWART CREEK APARTMENT, LTD. tract;

THENCE S01°24'38"W, continuing along the east boundary of said HILLS OF KINGS WOOD, L.P. tract and the west boundary of said STEWART CREEK APARTMENT, LTD. tract, a distance of 348.44 feet to back to the POINT OF BEGINNING and containing 114.672 acres of land, more or less.



PROJECT NO.	EXHIBIT 2
SHEET NO.	THE HILLS OF KINGWOOD
SHEET NO.	LAND SUBJECT TO AGREEMENT
DATE	City of Frisco, Denton County, Texas



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